

043.0

0007

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

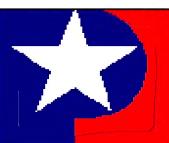
821,800 / 821,800

USE VALUE:

821,800 / 821,800

ASSESSED:

821,800 / 821,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
63		BEACON ST, ARLINGTON

Legal Description		User Acct
		30898
		GIS Ref
		GIS Ref
		Insp Date
11/30/18		

OWNERSHIP

Unit #:

 Owner 1: FOLSOM STEVE
 Owner 2: FRASTER BETH S
 Owner 3:

 Street 1: 63 BEACON STREET
 Street 2:

 Twn/City: ARLINGTON
 St/Prov: MA Cntry Own Occ: Y
 Postal: 02474 Type:

 PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov:
 Postal:

 NARRATIVE DESCRIPTION
 This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1750, having primarily Wood Shingle Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

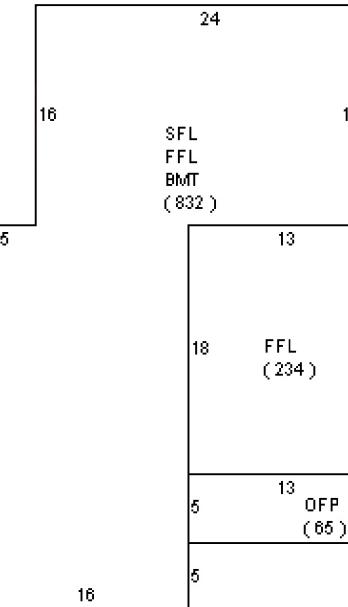
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

Sum Area By Label :
 SFL = 832
 FFL = 1066
 BMT = 832
 OPP = 65

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1750
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 1 HB: 1

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
2	

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.20321393
Const Adj.:	0.98990101
Adj \$ / SQ:	160.793
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415515
Depreciation:	109696
Depreciated Total:	305819

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	160.79
Special Features:	0	Val/Su Net:	109.41
Final Total:	305800	Val/Su SzAd:	161.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,066	160.790	171,406						
BMT	Basement	832	48.240	40,134						
SFL	Second Floor	832	160.790	133,780						
OPF	Open Porch	65	41.460	2,695						
Net Sketched Area:		2,795	Total:		348,015					
Size Ad	1898	Gross Area	2795	FinArea	1898					

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 043-0-007-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N

Total Yard Items:

Total Special Features:

Total: